

SINGLE FAMILY RESIDENTIAL,
GREENBELT & RECREATIONAL AREA
AREA ±50 ACRES
194 LOTS

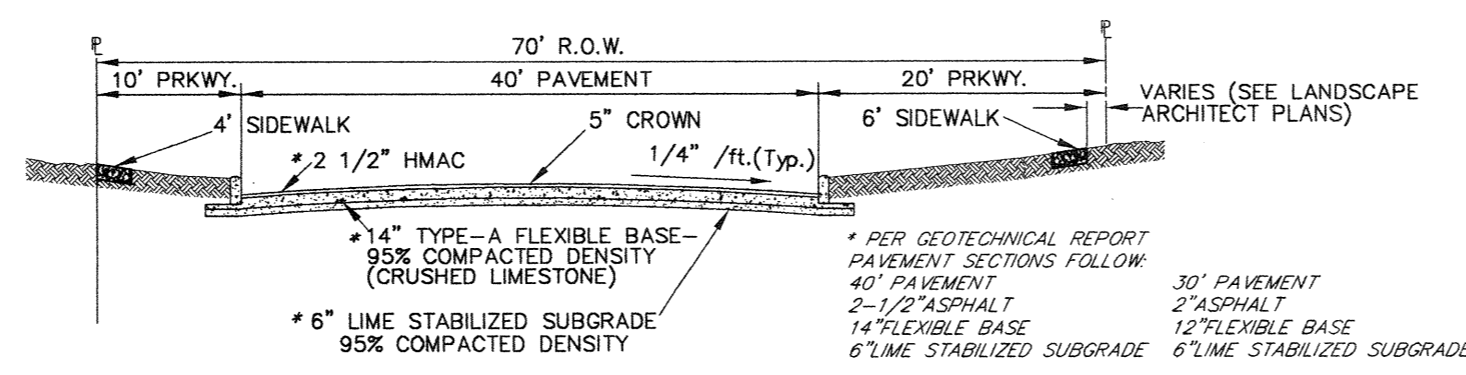
NON-SINGLE FAMILY, PARK &
STREET R.O.W.
AREA ±34 ACRES
6 LOTS

COMMERCIAL, OFFICE & CHILDCARE
AREA ± 10 ACRES
6 LOTS

Diagram illustrating the cross-section of a road structure, showing the following layers and dimensions:

- 50' R.O.W. (Right of Way)
- 10' PRKWAY (Parkway)
- 4' SIDEWALK
- 2" HMAC (Hot Mix Asphalt Concrete)
- 4" CROWN
- 1/4" /ft. (Typ.)
- 12" TYPE-A FLEXIBLE BASE-95% COMPACTED (CRUSHED LIMESTONE)
- 6" IN. PLACE STABILIZED SUBGRADE 95% COMPACTED DENSITY
- 4' SIDEWALK

(LOCAL STREETS)



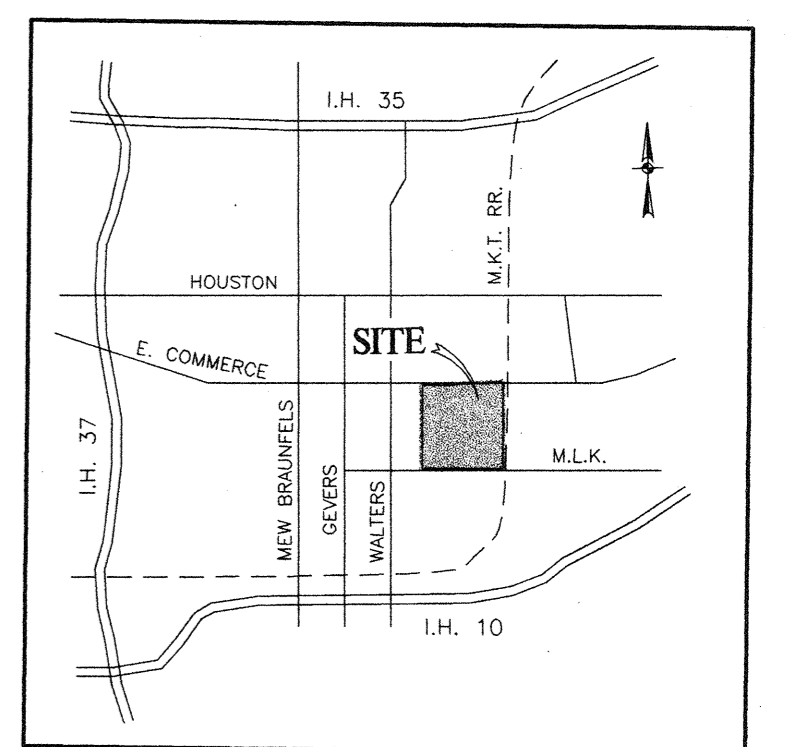
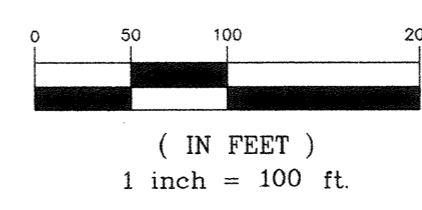
S. RIO GRANDE ST.

TYPICAL STREET SECTIONS

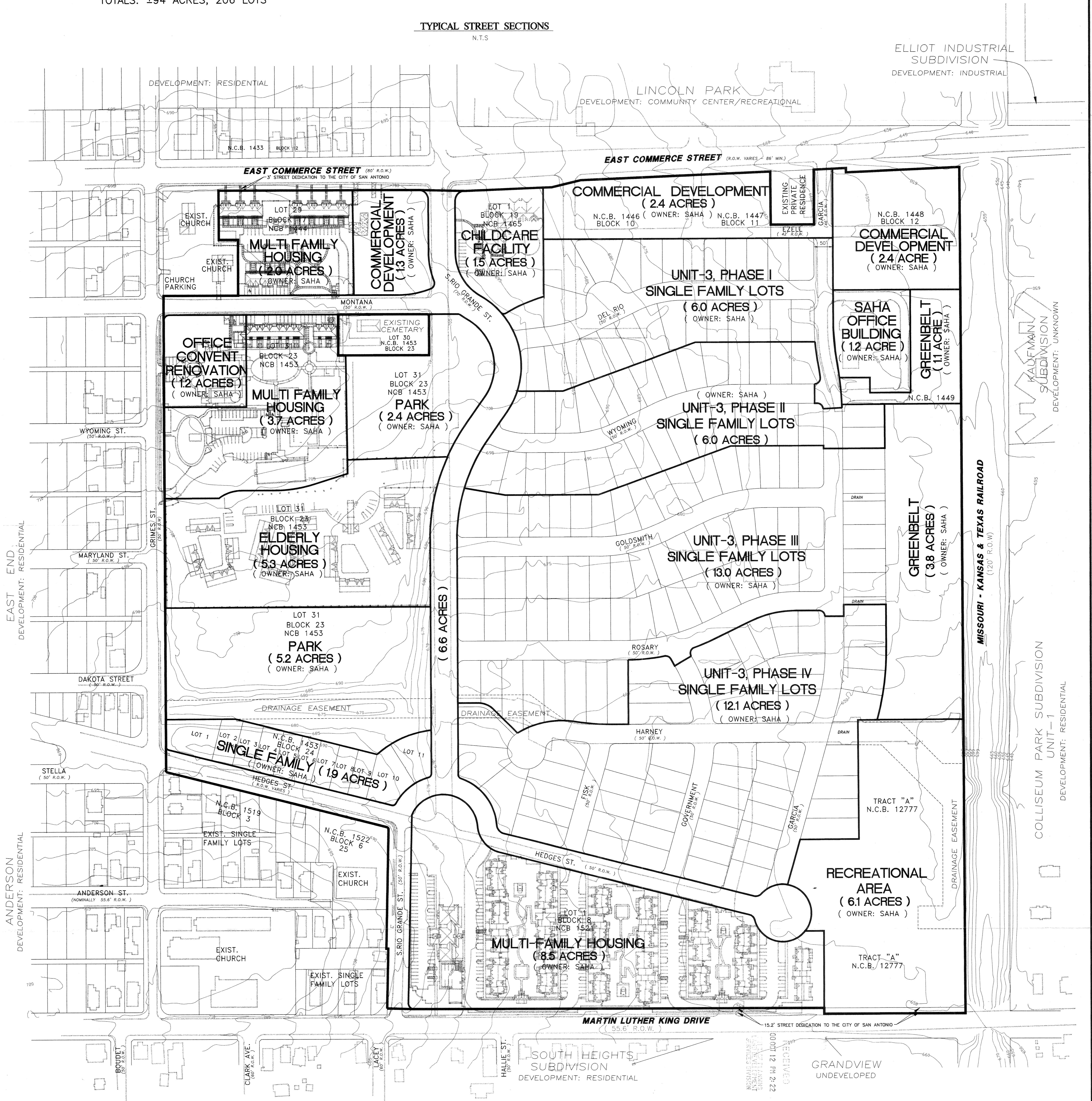
N.T.S



GRAPHIC SCALE



LOCATION MAP



HOUSING AUTHORITY OF SAN ANTONIO (SAHA)
818 SOUTH FLORES
SAN ANTONIO, TEXAS 78204

SPRINGVIEW URBAN REDEVELOPMENT PROJECT
SAN ANTONIO, TEXAS

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

PAPE-DAWSON **PD** **ENGINEERS**
CIVIL & ENVIRONMENTAL

DATE: AUGUST, 2000
REVISED: OCTOBER, 2000 (ADDED MAJOR THOROUGHFARE DEDICATIONS)

JOB NO: 4986.01



CITY OF SAN ANTONIO POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio UDC and must be certified to contain the following:

Date Submitted: _____ Name of POADP: Springview Urban Redevelopment Project

Owners: Housing Authority of San Antonio Consulting Firm: Pape-Dawson Engineers, Inc.

Address: 818 South Flores Address: 555 East Ramsey

Zip Code: San Antonio, Texas 78204 Zip Code: San Antonio, Texas 78216

School District: San Antonio Independent School District Phone: (210) 375-9000

Existing zoning: R-1, R-3, O-1 & B-2NA Proposed zoning: Existing Zoning to remain

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☐ Yes ☒ No
Projected # of Phases: ☐ Yes ☒ No
San Antonio City Limits? ☒ Yes ☐ No
Council District: 2
Ferguson map grid 617 E6

| Land area being platted: | Lots | Acres |
|--------------------------------|------------|-----------|
| Single Family (SF) | <u>194</u> | <u>50</u> |
| Multi-family (MF) | <u>6</u> | <u>34</u> |
| Commercial and non-residential | <u>6</u> | <u>10</u> |

Is there a previous POADP for this Site? Name Springview Urban Redevelopment Project No. 485-B

Is there a corresponding PUD for this site? Name -0- No. -0-

Plats associated with this POADP or site? Name Springview Unit-1 No. 200005

Name Springview Unit-2 No. 200006

Name _____ No. _____

Contact Person and authorized representative:

Print Name: Melvin Braziel

Signature: [Signature]

Date: 8-7-00

Phone: (210) 375-9000

Fax: (210) 375-9010

PAGE 1 OF 2

- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification, 8½ x 11 reduction with six full size copies of the POADP map, all full size maps to be folded (accordion style & manageable size);
- ☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact Fernando DeLeon @ (210) 207-7501;
- ☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- ☒ the POADP ☒ does not ☐ does abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☒ The POADP ☒ is not ☐ is located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;
- ☒ List below all Major Thoroughfares that are adjacent to the property or included within the boundaries.

Martin Luther King Drive 60'-86'R.O.W.

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Melvin Brazier Signature: *Melvin Brazier*
8-7-20

If you have any questions please call Elizabeth Carol at 207-7900



CITY OF SAN ANTONIO

October 12, 2000

Mr. Nat Hardy

Pape-Dawson Engineering Inc.
555 East Ramsey
San Antonio, TX 78216

Re: Springview Urban Redevelopment Project

POADP # 681

Dear Mr. Hardy:

The City Staff Development Review Committee has reviewed Springview Urban Redevelopment Project Preliminary Overall Area Development Plan # 681. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid.

All Platting will have to comply with the UDC, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

Mr. Hardy
Page 2
October 12, 2000

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7900.

Sincerely,

A handwritten signature in black ink, appearing to read "Emil R. Monciva". The signature is stylized with a large, sweeping initial "E" and a long, horizontal stroke extending to the right.

Emil R. Monciva's AIA, AICP
Director of Planning

EM/MH. Jr.

cc: Bob Opitz, P. E., Public Works



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

P.O.D.P.

TO: Zany Date 10/5/200
FROM: _____
ITEM NAME: Springuees Unit 1 FILE # 200005
RE: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. Please review and forward your response to the Department of Planning, Land Development Services Division, Subdivision Section. Return response as soon as possible, but no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represents work days.

Please Return By: _____, 2000

- | | | |
|--|---|--|
| <input type="checkbox"/> Proposed plat-30 days | <input type="checkbox"/> Variance-15 days | <input type="checkbox"/> POADP's-10 days |
| <input type="checkbox"/> Plat deferral-30 days | <input type="checkbox"/> Plan / legal doc-15 days | <input type="checkbox"/> Other-15 days |

NO RESPONSE WITHIN THE TIME INDICATED WILL BE
CONSIDERED APPROVAL OF THE ITEM.

☒ I recommend approval ☐ I do not recommend approval
☐ Other:

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments:

~~0-1, R-3, and UCD-4~~
0-1, R-3, and UCD-4, R-1

Pete D.
Signature

Planner
Title

10/5/2000
Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets & Traffic ⇒ Drainage
☒ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
☐ Bexar County Public Works
☐ Major Thoroughfare

RECEIVED SEP 06 2000

FROM: Michael O. Herrera, Planner II

Date 8-30-00

POADP NAME: SPRINGVIEW URBAN
REDEVELOPMENT PROJECT

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 9-8-00 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

RECEIVED
00 SEP 11 PM 3:08
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

xO Reed

City Architect

9/11/00

Signature

Title

Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☒ Public Works: ⇒ Streets & Traffic ⇒ Drainage
☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
☐ Bexar County Public Works
☐ Major Thoroughfare

FROM: Michael O. Herrera, Planner II

Date 8-30-00

POADP NAME:

SPRINGVIEW URBAN
REDEVELOPMENT PROJECT

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 9-8-00 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

[Signature]

SA-Engg. Associate 10/11/00

Signature

Title

Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets & Traffic ⇒ Drainage
☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
☐ Bexar County Public Works
☒ Major Thoroughfare

RECEIVED
00 SEP 12 PM 12:25
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

FROM: Michael O. Herrera, Planner II

Date 8-30-00

POADP NAME:

SPRINGVIEW URBAN
REDEVELOPMENT PROJECT

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 9-8-00 before the POADP committee.

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: COMMERCE STREET IS ON THE MTP REQUIRING A MIN
OF 60' - 110' ROW.

MARTIN LUTHER KING IS ON THE MTP REQUIRING A MIN OF
60' - 80' ROW.

PROPOSED PLAT NEED TO SHOW ROW.

Signature

Planner

Title

9/100

Date

TRANSMITTAL



To: City of San Antonio - Planning Dept. Date: August 25, 2000
Attn: Mike Herrera
114 W. Commerce, 4th Floor
San Antonio, Texas 78205
Re: Springview POADP

RECEIVED
00 AUG 28 PM 2:40
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

| QUANTITY | DESCRIPTION |
|----------|-------------------------|
| 6 prints | folded |
| 1 | disk |
| 1 | application w/checklist |
| 1 | 8 1/2" x 11" Reduction |
| | |
| | |
| | |

If enclosures are not as noted, kindly notify us at once.

☒ For Approval ☐ For Your Use ☐ As Requested ☐ For Review and Comment

COMMENTS Fee being waived by City of San Antonio
for this project.

From: [Signature] (Ext. 317) Project No.: 4986-01

CC: _____

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

TRANSMITTAL



To: City of San Antonio - Planning Dept. Date: August 31, 2000

Attn: Mike Herrera
114 W. Commerce, 4th floor
San Antonio, Texas 78205

Re: Springview POADP

| QUANTITY | DESCRIPTION |
|----------|---------------------------------|
| 1 | Copy of Ordinance, waiving fee. |
| | |
| | |
| | |
| | |
| | |
| | |

If enclosures are not as noted, kindly notify us at once.

☐ For Approval ☒ For Your Use ☒ As Requested ☐ For Review and Comment

COMMENTS

RECEIVED
00 AUG 31 PM 2:39
PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

From: Ed E. Miller (Ext. 317) Project No.: 4986-06

cc: _____

PAPE-DAWSON ENGINEERS, INC.

ebline
app 1 of 2
Re SAHA

AN ORDINANCE

90903

AUTHORIZING THE WAIVER OF ALL CITY RELATED DEVELOPMENT FEES IN THE RESPECTIVE AMOUNTS OF \$242,860 AND \$287,272 FOR A TOTAL WAIVER OF \$530,132.00 FOR THE SPRINGVIEW AND MIRASOL HOPE VI PROJECTS. EACH OF WHICH IS SUPPORTED WITH A \$48 MILLION HUD GRANT; AS REQUESTED BY THE SAN ANTONIO HOUSING AUTHORITY.

11-30-99

WHEREAS, the Housing Authority of the City of San Antonio, Texas (SAHA) has received two \$48,000,000.00 Grants from the U.S. Department of Housing and Urban Development (HUD) for the Springview and Mirasol HOPE VI Projects; and

WHEREAS, at the time the applications were developed by SAHA for these funds, many of the City of San Antonio fees that are part of SAHA's waiver request were either not being charged to SAHA or had not yet been established and SAHA was, therefore, unable to anticipate and plan for these fees; and

WHEREAS, as a result, SAHA has requested that all City-related development fees be waived for the Springview and Mirasol HOPE VI Projects; and

WHEREAS, this request has been reviewed by a Staff Committee comprised of members of the Budget and Employee Services, Building Inspections, Housing and Community Development, Neighborhood Action, Planning and Public Works Departments; and

WHEREAS, the Staff Committee has recommended that \$242,860.00 in development fees be waived for the Springview Project and that \$287,272.00 be waived for the Mirasol Project; and

WHEREAS, the fiscal impact of the waiver of \$530,132.00 in development fees will be offset by the additional annual property tax revenues generated by these developments to be phased in over a five (5) year period; and

WHEREAS, the City Council Housing Task Force has voted to approve the Staff Committee's recommended fee waivers for the Projects; and

WHEREAS, inasmuch as it is in the best interests of the City that these City-related development fees be waived, it is the desire of the City Council that such waiver be approved; **NOW THEREFORE:**

RECEIVED
JUN 31 PM 2:09
BUDGET & EMPLOYEE SERVICES DIVISION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The waiver of the following City of San Antonio development fees for the Springview and Mirasol HOPE VI Projects is hereby authorized:

| | <u>Springview</u> | <u>Mirasol</u> |
|------------------------|-------------------|-------------------|
| Planting Fees | \$ 86,806.00 | \$ 54,006.00 |
| Zoning Fees | 2,240.00 | - 0 - |
| Tree Affidavit Fees | 3,928.00 | 3,640.00 |
| Tree Preservation Fees | 2,561.00 | 1,700.00 |
| Tree Plan Review Fees | 2,835.00 | 2,680.00 |
| Building Permit Fees | <u>144,490.00</u> | <u>225,246.00</u> |
| | \$242,860.00 | \$287,272.00 |

SECTION 2. Stormwater regulation fees, all re-inspection fees, fines and/or penalties for fault shall remain in place.

SECTION 3. This ordinance shall be effective on and after the tenth (10th) day after passage hereof.

PASSED AND APPROVED this 23rd day of June, 1999.

MAYOR

Howard W. Peak

ATTEST:

Jim S. Rodriguez
City Clerk

APPROVED AS TO FORM:

Gregory J. Hines
City Attorney